

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL  
4301 CITY POINT DRIVE  
NORTH RICHLAND HILLS, TX 76180  
OCTOBER 10, 2016**

**WORK SESSION**

The City Council of the City of North Richland Hills, Texas met in work session on the 10th day of October 2016 at 6:30 p.m. in the City Council Workroom prior to the 7:00 p.m. regular Council meeting.

Present:	Tim Welch	Mayor Pro Tem
	Tito Rodriguez	Council, Place 1
	Rita Wright Oujesky	Council, Place 2
	Tom Lombard	Council, Place 3
	Tim Barth	Council, Place 4
	David Whitson	Council, Place 5
Absent:	Oscar Trevino	Mayor
	Scott Turnage	Council, Place 6
Staff Members:	Mark Hindman	City Manager
	Karen Bostic	Assistant City Manager
	Paulette Hartman	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	Mike Curtis	Managing Director
	Alicia Richardson	City Secretary
	Maleshia Farmer	City Attorney

**CALL TO ORDER**

Mayor Pro Tem Welch called the meeting to order at 6:30 p.m.

**1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING**

Council had no questions for staff.

City Manager Mark Hindman clarified that item B.4--agreement with Southlake Leasing & Management, Inc. dba Regent Services for janitorial service--is an annual contract in an

amount not to exceed \$73,326. The caption did not designate the term of the contract. If Council has no objection, the consent agenda can be approved with the notation that item B.4 is an annual contract. There was no objection by Council.

## **2. WELCOME AND INTRODUCTION - PUBLIC OFFICIAL, PUBLIC EMPLOYEE OR CITIZEN**

City Manager Mark Hindman introduced City Attorney Maleshia Farmer whose first day with the City was Monday, October 3, 2016.

## **EXECUTIVE SESSION**

Mayor Pro Tem Welch announced at 6:32 p.m. that the Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically Section 551.072: deliberate the purchase, exchange, lease or value of real property - 6705 Corona. Executive Session began at 6:33 p.m. and concluded at 6:44 p.m.

Mayor Pro Tem Welch announced at 6:45 p.m. that Council would convene to the regular City Council meeting.

## **REGULAR MEETING**

### **A. CALL TO ORDER**

Mayor Pro Tem Welch called the meeting to order October 10, 2016 at 7:00 p.m.

#### **A.1 INVOCATION**

Council member Rodriguez gave the invocation.

#### **A.2 PLEDGE**

Council member Rodriguez, with the assistance of Troop 99 and Wolf Den Pack 321, led the pledge of allegiance to the United States and Texas flags.

Mayor Pro Tem Welch recognized Ms. Sally Profitt from Tarrant County College Northeast and her students from the Business Leadership Capstone course.

#### **A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)**

##### **A.3.1 2016 AMERICAN HEART WALK CAMPAIGN**

Fire Chief Stan Tinney announced that city employees raised \$8,865 during the 2016

Annual Heart Drive Campaign. Ms. Stacy Richardson with Tarrant County Heart Association was present to receive the check. Chief Tinney thanked city employees for their donations and team captains for their assistance during the campaign.

#### **A.4 CITIZENS PRESENTATION**

There were no requests to speak from the public.

#### **A.5 REMOVAL OF ITEM(S) FROM CONSENT AGENDA**

No items were removed from the consent agenda.

#### **B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS**

##### **APPROVED**

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE CONSENT AGENDA.**

**MOTION TO APPROVE CARRIED 6-0.**

**B.1 APPROVE MINUTES OF THE REGULAR SEPTEMBER 26, 2016 CITY COUNCIL MEETING.**

**B.2 AUTHORIZE THE PURCHASE AND INSTALLATION OF 24 GRANT-FUNDED STALKER DUAL DSR RADAR UNITS FROM APPLIED CONCEPTS, INC., DBA STALKER RADAR IN THE AMOUNT OF \$57,896.08.**

**B.3 AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT, AS GRANT FIDUCIARY FOR THE NORTH TEXAS ANTI-GANG (TAG) CENTER, FOR TAG CENTER ANALYST, WITH REBECCA CIFERRI IN AN AMOUNT OF \$46,583.30 PRO-RATED FOR 10 MONTHS, AND \$55,899.96 PER YEAR FOR EACH ONE YEAR RENEWAL.**

**B.4 AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH SOUTHLAKE LEASING & MANAGEMENT, INC., DBA REGENT SERVICES FOR JANITORIAL SERVICE IN THE AMOUNT NOT TO EXCEED \$73,326.00.**

#### **C. PUBLIC HEARINGS**

**C.1 SUP 2016-03, ORDINANCE NO. 3433, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BILLY MCDANIEL FOR A SPECIAL USE PERMIT FOR A SECONDHAND DEALER BUSINESS LOCATED AT 7520 NE LOOP 820.**

## **DENIED**

Mayor Pro Tem Welch opened the public hearing and called on Planning Manager Clayton Comstock to introduce the item.

Planning Manager Clayton Comstock informed Council applicant Billy McDaniel is requesting a Special Use Permit (SUP) for a Secondhand Dealer business to be located at 7520 NE Loop 820 (intersection of NE Loop 820 and City Point Drive). The area is designated on the Comprehensive Land Use Plan as "Retail". This designation permits a variety of retail trade, personal and business services establishments, and offices. The current zoning is C-2 Commercial and provides for development of retail service and general business uses principally serving community and regional needs. Mr. Comstock provided site photos of the property.

Applicant Billy McDaniel, 10301 White Settlement Road, Fort Worth, TX 76018, presented request. He proposes to open a 40,000 square foot (approximately) antique market. The business will include vendor booths, inventory storage, and a centralized cashier. He reviewed with Council items and rental spaces that would be acceptable and unacceptable. Mr. McDaniel also reviewed the proposed signage for the business.

Mr. Jim Ryffel (property owner), 3113 South University Drive # 600, Fort Worth, TX 76109 presented the landscaping improvements that include landscaped islands in the parking lot and improvements to the landscaped setback along the NE Loop 820 frontage road. He advised that he likes the idea of the antique mall and is committed to investing money in the property for consideration of the Special Use Permit.

In response to questions from Council, Mr. McDaniel provided hours of operation for the business establishment. He commented this is his first antique market and that he does not have plans to serve food, but what like to provide that feature at a later time.

In response to Council member Lombard's question, Mr. Ryffel reviewed the current retail stores located in the North Hills Village Shopping Center.

Planning Manager Clayton Comstock presented staff's report. The floor plan submitted and presented this evening is an exhibit to the Ordinance. If approved, the layout of the floor plan would be a requirement. Mr. Clayton reviewed the following conditions for the Special Use Permit.

### **BUILDING AND OPERATIONAL STANDARDS**

- Comply with floor plan layout
- Divide booth spaces with moveable, nonpermanent structures
- Use centralized cashier or payment area

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- Prohibit outside storage or display of merchandise, crates or boxes

#### LANDSCAPING IMPROVEMENTS

- Submit technical landscape and irrigation plan
- Parking lot: improve existing and add new islands
- Loop 820 setbacks: add trees and limestone monuments
- City Point Drive: add street trees
- Complete improvements by March 31, 2017

#### BUILDING LIGHTING

- Site review of exterior building lighting
- Replace nonconforming fixtures
- Prohibit neon or LED strip lighting on building

#### REFUSE CONTAINER SCREENING

- Any container must be screened

#### EXPIRATION

- SUP expires in 3 years
- Business may continue to operate as legal non-conforming use

Mr. Comstock reviewed the conceptual landscape plan. The Planning and Zoning Commission, at their September 15, 2016 meeting, recommended approval, subject to adding a three-year sunset clause and dumpster screening if one were to be installed with a vote of 6-1. Mr. Comstock commented that Chairman Randy Shiflet was the dissenting vote. Chairman Shiflet commented that the request did not align with the goals of the City Council.

In response to Mayor Pro Tem Welch's question, Mr. Comstock informed Council the Special Use Permit is not specific to the applicant. The use, if approved, would run with the property.

Mayor Pro Tem Welch called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Pro Tem Welch closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER WRIGHT OUJESKY TO DENY ORDINANCE NO. 3433.**

**MOTION TO DENY CARRIED 6-0.**

**C.2 ZC 2016-15, ORDINANCE NO. 3432, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MICHAEL MONK FOR A ZONING CHANGE FROM AG AGRICULTURAL TO R-2 SINGLE FAMILY ON 0.321 ACRES LOCATED AT 6901 SMITHFIELD ROAD.**

**APPROVED**

Mayor Pro Tem Welch opened the public hearing for item ZC 2016-15, Ordinance No. 3432, and called on Principal Planner Clayton Husband to introduce item C.2 and companion item D.1.

Principal Planner Clayton Husband informed Council the applicant Michael Monk is requesting a zoning change for the purpose of constructing a new house located at 6901 Smithfield Road. The area is designated on the Comprehensive Land Use Plan as Low Density Residential and the current zoning is AG Agricultural. Mr. Husband provided site photos of the property. Mr. Husband informed Council there is a companion item associated with the request to plat the property.

Applicant Michael Monk, 6824 Simmons Road, North Richland Hills, presented the request and was available to answer questions.

Principal Planner Clayton Husband presented staff's report. The property is located at the northwest corner of Odell Street and Smithfield Road. The house on the lot was recently demolished in preparation for the construction of a new house. The lot meets the zoning standards of the R-2 Single Family Residential Zoning District. The property is currently unplatted and a companion item for Council's consideration is FP 2016-06. The applicant is requesting consideration of a final plat for Lot 10, Block 1, Mollie B. Collins Addition (0.321 acres). The proposed final plat meets the requirements of the zoning ordinance and subdivision regulations. The Planning and Zoning Commission, at their September 15, 2016 meeting, recommended approval with a vote of 7-0. Staff is recommending approval of Ordinance No. 3432 and FP 2016-06.

Mayor Pro Tem Welch called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Mayor Pro Tem Welch closed the public hearing.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER WHITSON TO APPROVE ORDINANCE NO. 3432.**

**MOTION TO APPROVE CARRIED 6-0.**

**D. PLANNING AND DEVELOPMENT**

**D.1 FP 2016-06 CONSIDERATION OF A REQUEST FROM MICHAEL MONK FOR A FINAL PLAT OF LOT 10, BLOCK 1, MOLLIE B. COLLINS ADDITION ON 0.321 ACRES LOCATED AT 6901 SMITHFIELD ROAD.**

**APPROVED**

This item was presented and discussed with item C.2.

**A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT OUJESKY, SECONDED BY COUNCIL MEMBER BARTH TO APPROVE FP 2016-06, SUBJECT TO THE CONDITION THAT NO DRIVEWAY ACCESS BE GRANTED TO SMITHFIELD ROAD.**

**MOTION TO APPROVE CARRIED 6-0.**

**E. PUBLIC WORKS**

**E.1 CONSIDER THE RENEWAL OF INTERLOCAL AGREEMENTS WITH TARRANT COUNTY FOR THE PARTIAL FUNDING OF THREE CAPITAL PROJECTS.**

**APPROVED**

City Engineer Caroline Waggoner presented item and was available to answer questions.

Council had no questions for staff.

**A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE THE RENEWAL OF THE FOLLOWING INTERLOCAL AGREEMENTS WITH TARRANT COUNTY FOR THE PARTIAL FUNDING OF CAPITAL PROJECTS WITHIN THE CITY: (1) DAVIS BOULEVARD/MID-CITIES BOULEVARD INTERSECTION IMPROVEMENTS PROJECT (ST0401); (2) RUFÉ SNOW DRIVE STREET AND UTILITY IMPROVEMENTS (MID-CITIES BOULEVARD TO HIGHTOWER DRIVE) PROJECT (ST0202); AND (3) SMITHFIELD ROAD (DAVIS BOULEVARD TO MID-CITIES BOULEVARD) PROJECT (ST1304).**

**MOTION TO APPROVE CARRIED 6-0.**

**F. GENERAL ITEMS**

**F.1 CONSIDER APPOINTMENT OF NEW COMMITTEE MEMBERS TO THE YOUTH ADVISORY COMMITTEE**

**APPROVED**

Assistant to the City Manager Kristin James presented item for Council. The following students are recommended for appointment to the Youth Advisory Committee.

Jody Clark                  Richland High School          Grade 9

Johnathan Garner	Richland High School	Grade 10
Naia Watkins-Garner	Richland High School	Grade 9
Randy Rangel	Birdville High School	Grade 9
Madeline Risky	Richland High School	Grade 11
Cynthia Cruz Segura	Richland High School	Grade 9
Robert Taylor	Richland High School	Grade 9
Shelby Thomason	Richland High School	Grade 9
Sydney Thomason	Richland High School	Grade 9
Emily Wallace	Richland High School	Grade 9
Gabrielle Whitton	Richland High School	Grade 11

The following members are in good standing and returning to serve on the committee.

Tyler Barry	Richland High School	Grade 12
Luis Carrillo	Birdville High School	Grade 11
Brock Crymes	Birdville High School	Grade 12
Hunter Mendiola	Birdville High School	Grade 12
Tiana Whitmore	Richland High School	Grade 12

**A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER WHITSON TO APPROVE MEMBERS TO THE YOUTH ADVISORY COMMITTEE.**

**MOTION TO APPROVE CARRIED 6-0.**

**G. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA**

**APPROVED**

Mayor Pro Tem Welch announced that action is necessary as a result of discussion in Executive Session pursuant to Section 551.072, deliberate the purchase, exchange, lease or value of real property - 6705 Corona.

Director of Economic Development Craig Hulse presented item. The request before Council this evening is to authorize the city manager to execute a contract for the purchase of 6705 Corona Drive, located in Block 22, Snow Heights Addition. The acquisition of the property will allow the City to provide a long term plan to ease congestion and increase mobility along Rufe Snow between Meadow Lakes Drive and Loop 820.

Council had no questions for staff.

**A MOTION WAS MADE BY COUNCIL MEMBER BARTH, SECONDED BY COUNCIL MEMBER WHITSON TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT TO PURCHASE 6705 CORONA DRIVE.**

**MOTION TO APPROVE CARRIED 6-0.**

## **H. INFORMATION AND REPORTS**

### **H.1 ANNOUNCEMENTS**

Council member Lombard made the following announcements.

On Saturday, October 15, 2016 residents can get rid of unwanted bulky items during the annual Fall Community Cleanup. Items can be dropped off from 9:00 a.m. to noon at the Tarrant County College-Northeast Campus in Parking lot E.1 by the tennis courts. Visit our website or call Neighborhood Services for more information.

The North Richland Hills Fire Department will hold an open house from 10:00 a.m. to 2:00 p.m. on Saturday, October 15, 2016. The open house will be held at Fire Station No. 5 located off of Mid Cities Boulevard. Come meet our first responders and learn about the many services they provide to the community.

The Police Department is holding a prescription drug collection event on Saturday, October 22, 2016. The public may drop off any unused, expired and unwanted prescription drugs at the Police Department between 10:00 a.m. and 2:00 p.m. Please contact the Police Department with any questions.

Kudos Korner - Cindy Dobbs in the Water Office - A resident emailed to let us know about the excellent customer service that Cindy provided when she called with questions regarding her water bill. Cindy helped her understand the billing process and gave her suggestions on how to determine if she had a water leak. She also provided a detailed day by day water usage report and offered to send someone out to re-read the meter. The resident said, "I called Cindy several times during this process and she always remembered me, treated me with respect and courtesy and seemed genuinely concerned with assisting me with the problem. I know that customers are quick to complain but rarely commend excellent service, so I just wanted to recognize Cindy for great customer service!"

## **I. ADJOURNMENT**

Mayor Pro Tem Welch adjourned the meeting at 7:57 p.m.

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Tim Welch, Mayor Pro Tem

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Alicia Richardson, City Secretary